

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
REGULAR MEETING

Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida

Board Members

Michael Gravesen, Chair
Paul Bigness, Vice-Chair
Stephen Vieira, Secretary
Don McCormick
Thomas P. Thornberry



District

District V
District III
District I
District II
District IV

AGENDA

REGULAR MEETING
May 10, 2021 at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes - [April 12, 2021 Regular Meeting](#)

Announcements

NOTE: For each petition on the Agenda, there will be a twenty (20) minute time limit for applicant's presentations, a five (5) minute time limit for each citizen's presentation, and a five (5) minute time limit for applicant's response.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability.

FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.

PETITIONS

PP-21-02-05

Quasi-judicial

Commission District I



D.R. Horton Inc. has requested Preliminary Plat approval for a subdivision to be named, Peace River Landings, consisting of 66 residential lots. The site is 20.13± acres, and is located north of Westchester Blvd., south of Old Landfill Rd. east of Loveland Blvd., and west of River Bank Way, in the Port Charlotte area.

Recommendation:

Community Development Department: Approval with conditions

PP-21-02-06

Quasi-judicial

Commission District I



Lennar Homes, LLC., has requested Preliminary Plat approval for a subdivision to be named, Babcock National Phase 3, consisting of 38 residential lots. The site is 12.39± acres, and is located south of Bermont Road, north of the border with Lee County, east of Babcock Ranch Road, and west of the border with Glades County, in the South County area and within the Babcock Ranch Community.

Recommendation:

Community Development Department: Approval with conditions

PD-21-00003

Quasi-Judicial

Commission District IV



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to PD. This is a major modification of an existing PD, Ordinance Number 2020-019, to add development standards for multi-family for ten units per building located within Tract J and a portion of Tract A, and to update total development entitlements via the Murdock Village Equivalency Matrix adopted in the County's Comprehensive Plan; for property located south of Franklin Avenue, north of El Jobean Road (SR 776), east of the Crestview Waterway, and west of the Flamingo Waterway, in the Port Charlotte area and within the Murdock Village Community Redevelopment Area (CRA), containing 434.68± acres; Commission District IV; Petition No. PD-21-00003; Applicant: KL JAK WP, LLC; providing an effective date.

Recommendation:

Community Development Department: Approval with conditions

TLDR-20-02

Planned Development (PD) Zoning District

Legislative

Countywide



An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9: Zoning, Article II: District Regulations, by 1) by revising Land Development Regulations Table of Contents to add new Section 3-9-45.1: Planned Development (PD) Open Space and Setback Special Requirements; 2) revising Section 3-9-45: Planned Development (PD); providing for revised intent; providing for revised uses permitted; providing for revised design criteria and development standards; providing for revised procedures for rezoning to PD; and providing for PD rezoning flow chart; and 3) creating new Section 3-9-45.1: Planned Development (PD) Open Space and Setback Special Requirements; providing for intent; providing for development requirements within the US 41 Overlay District (41OD); providing for development requirements within the Burnt Store Limited Development (BSLD) and Burnt Store Village Residential (BSVR) Future Land Use Map (FLUM) designations; providing for development within the Compact Growth Mixed Use FLUM designation; and providing for development requirements within the Rural Community Mixed Use FLUM designation or Conservation Subdivision; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Recommendation:

Community Development Department: Approval

ADJOURNMENT